



DESIGN REVIEW BOARD RECORD OF DECISION

(Page 1 of 2)

Meeting Date August 23, 2012 DRB Case No. PDR 1249819
 Address 700 Cordova Ave.
 Applicant Andrea Lantos

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	x		x			
Keuroghelian		x	x			
Malekian			x			
Sakai			x			
Zarifian					x	
Totals			4	0	1	0
DRB Decision		Approve with conditions				

Conditions

1. Provide another front door design more compatible with the existing house design.
2. Revise the quatrefoil accent window facing the front to a square with iron bars more in keeping with the size and style of the house.
3. Staff will work with applicant to find an appropriate color for the house and door.
4. Wrap the red tile roof over the gable eaves to match the existing condition.
5. Lintel should be included on the side living room window, the new bathroom window, if it becomes more rectangular, the front door and the front window on the addition.

Summary

Site Planning – The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines.

Mass and Scale – The proposal's sensitivity to height, roofline, mass and scale will be consistent with the existing building, the neighborhood and the City's Design Guidelines.

Building Design and Detailing – The proposed design and detailing is comprised of good quality materials, colors and details and appears internally consistent with the existing architecture. Conditions are suggested for a front door design more appropriate to the existing house, modify the accent window at the new bathroom, modify stucco and door color, wrap the red tile over the gable eaves, and add lintels to street-front facing windows similar to the front facing living room window. With these conditions the proposal appears to complement the existing house and the neighborhood and will be consistent with the intent of the Design Guidelines.



DESIGN REVIEW BOARD RECORD OF DECISION

(Page 2 of 2)

Meeting Date	<u>August 23, 2012</u>	DRB Case No.	<u>PDR 1249819</u>
		Address	<u>700 Cordova Ave.</u>
		Applicant	<u>Andrea Lantos</u>

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. Prior to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building and Safety Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Christopher E. Baxter